LU/10/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Proposed new porch, side extension and rear first floor extension. 50 Highdown Drive, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed porch and side extension measuring approximately; 4.55m in width, 11.25m in depth and 3.7m in height. Proposed first storey extension measuring approximately; 5.35m in width, 2.2m in depth and 2.4m in height. Proposed timber shed measuring approximately; 2.7m in width, 5m in depth and 2.3m in height.
SITE AREA	264 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	Open to front and a mix of 2m high walling and 1.8m high close boarded fencing to rear.
SITE CHARACTERISTICS	Two storey semi detached property with smooth cream render, pitched roof with brown ridge tiles, front porch, detached garage and single storey rear extension.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of a mix of similar style semi detached properties and bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/315/64	Erection of concrete garage.	Approved 17-11-1964
LU/168/68	Erection of conservatory.	Permitted Development 11-06-1968
LU/349/72	Alteration of conservatory to lounge extension and new front porch.	Approved 14-09-1972

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

LU/10/06

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site is situated along a residential road consisting largely of a mix of similar style bungalows and semi detached properties. Examples of similar style development exist in the local area, a number of properties have front porch additions and further examples of side and rear extensions can also be

CONCLUSIONS

seen in the local area.

The proposed porch and side extension are considered to sympathetically relate to and are visually integrated with the existing building in siting, design and materials. The inclusion of a false pitch over the proposed extension, utilising materials to match that which currently exist will further aid the proposals visual integration with the original property.

The majority of the proposal is single storey, except for a small element to the rear of the property over an existing single storey extension; as such it is considered that the proposal is visually subservient to the existing building.

The first storey rear extension comes up to the north side boundary with number 52 with approximately 0.1m gap between the side elevation and the side boundary. The extension will project to the rear by approximately 2.2m, this unlikely to infringe upon a 45 degree line from the centre of the first floor window positioned in the rear elevation of the adjoining property to the north (number 52).

Further, examples of similar rear extensions exist in the area, particularly number 72 Highdown Drive LU/40/04), which similarly comes close to the adjoining shared side boundary and projects approximately 2m to the rear of the property with the addition of a pitched roof over. Number 50 is a flat roof design which would therefore have a lesser impact than if a pitched roof were to be included. It is considered that some overshadowing is likely to occur to number 52, however it is not considered that it would be demonstrable due to the depth of the proposal being only approximately 2m.

No windows are proposed in the sides of the first storey extension, and it is considered prudent to condition that none are installed without the Local Planning Authorities prior approval to protect the residential amenities of the neighbouring properties. It is not considered that any of the windows proposed in the single storey element and to there are no houses directly to the rear of the site; therefore it is not considered that this proposal would cause demonstrable harm through overlooking.

Lastly, a timber garden shed is proposed to replace the existing detached garage and will be of similar dimensions. It is considered acceptable in its siting and scale and it is not considered that it would have a detrimental affect on either neighbouring property by way of overshadowing of having an overbearing affect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

LITTLEHAMPTON LU/10/06/

Proposed new porch, side extension and rear first floor extension

50 Highdown Drive
Littlehampton

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 No windows (other than those shown on the plans hereby approved) shall be constructed in the north and south elevations of the first storey rear extension hereby permitted which adjoins the side boundaries with 52 and 48 Highdown Drive without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.